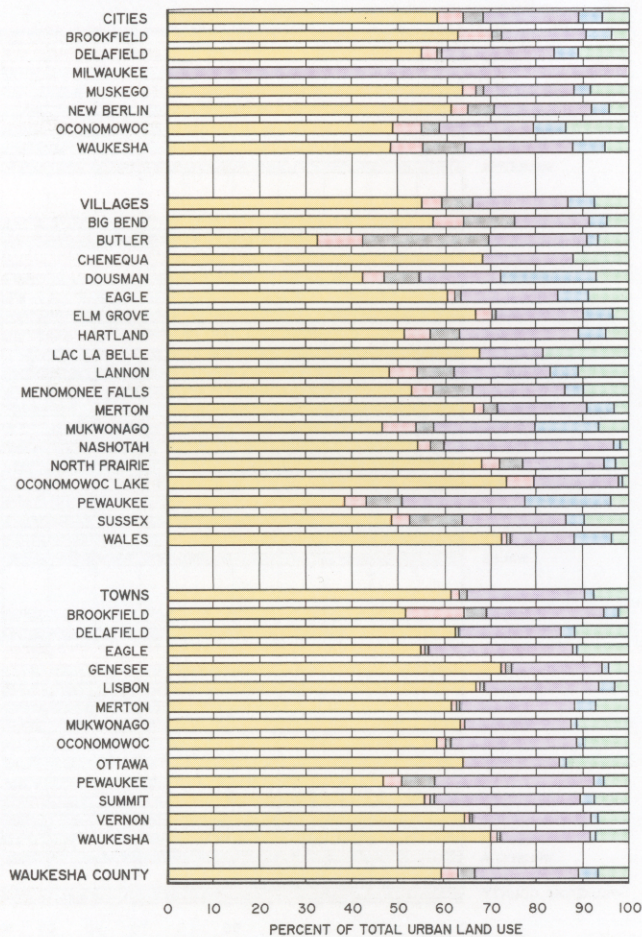


Figure 35

RELATIVE COMPOSITION OF URBAN LAND USES IN WAUKESHA COUNTY BY CIVIL DIVISION: 1990



Source: SEWRPC.

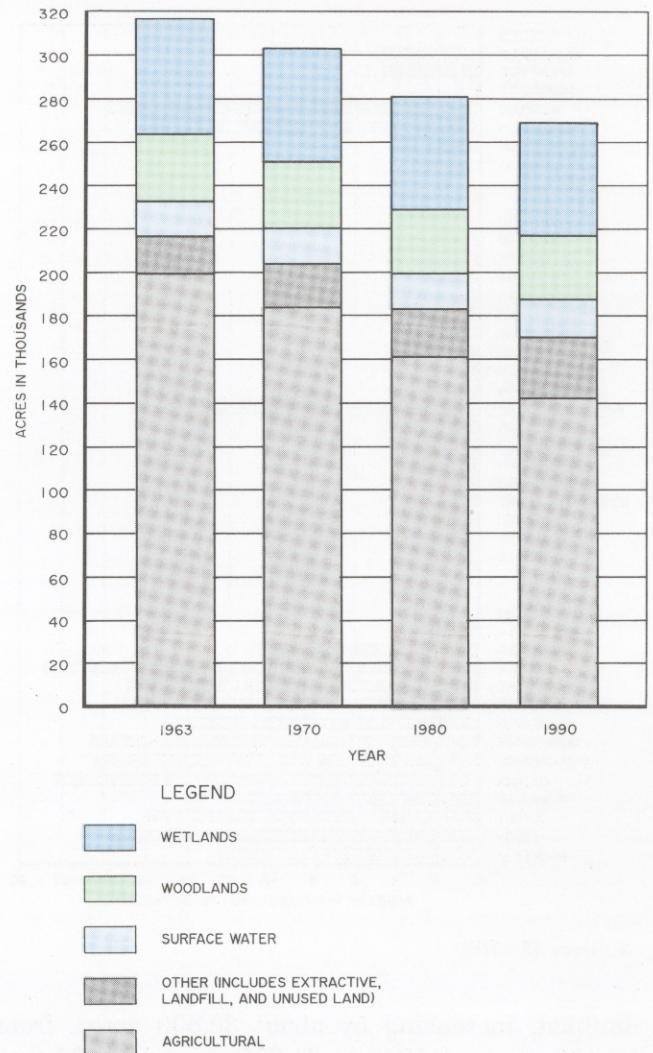
Existing 1990 nonurban land use for cities, villages, and towns in the County is summarized in Figures 37 and 38. Figure 37 presents the total amount of land devoted to nonurban use in each civil division. Figure 38 shows the relative composition of those lands by major category for each civil division.

RESIDENTIAL LAND USE

As previously indicated, of the urban land use categories, residential land use, including related off-street parking areas, occupies the largest area,

Figure 36

NONURBAN LAND USES IN WAUKESHA COUNTY: 1963, 1970, 1980, AND 1990



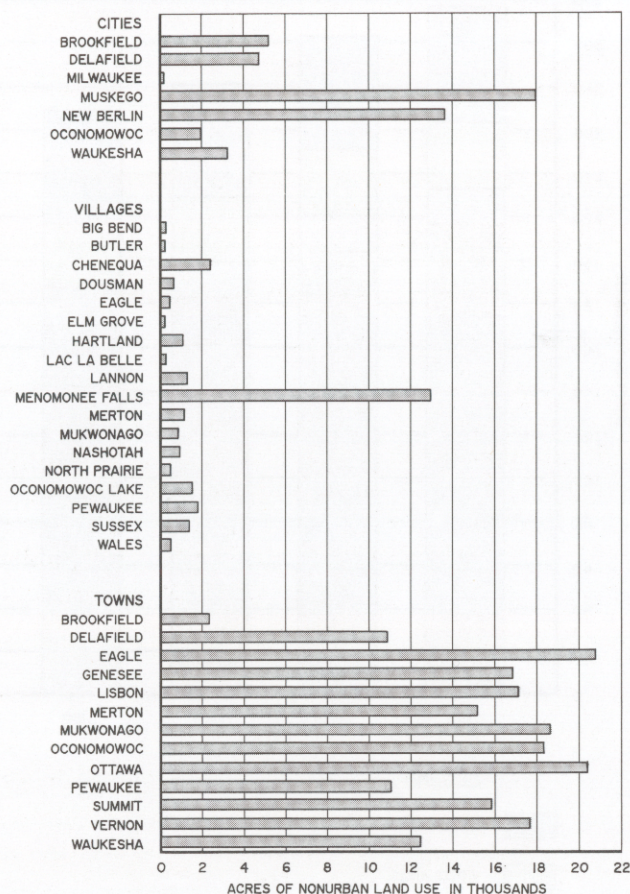
Source: SEWRPC.

encompassing 61,200 acres, or about 60 percent of all urban land in the County and about 17 percent of the total area of the County. The density of the residential land base is summarized in Table 44. As indicated, of the total residential land area in the County in 1990, a large portion, about 47,400 acres, or about 77 percent, consisted of either low-density single-family residential land, defined as 0.7 to 2.2 dwelling units per net residential acre, or suburban-density single-family residential land, with 0.2 to 0.6 dwelling units per net residential acre.

Over the past approximately three decades, the residential land area of the County more than

Figure 37

NONURBAN LAND USES IN WAUKESHA COUNTY BY CIVIL DIVISION: 1990



Source: SEWRPC.

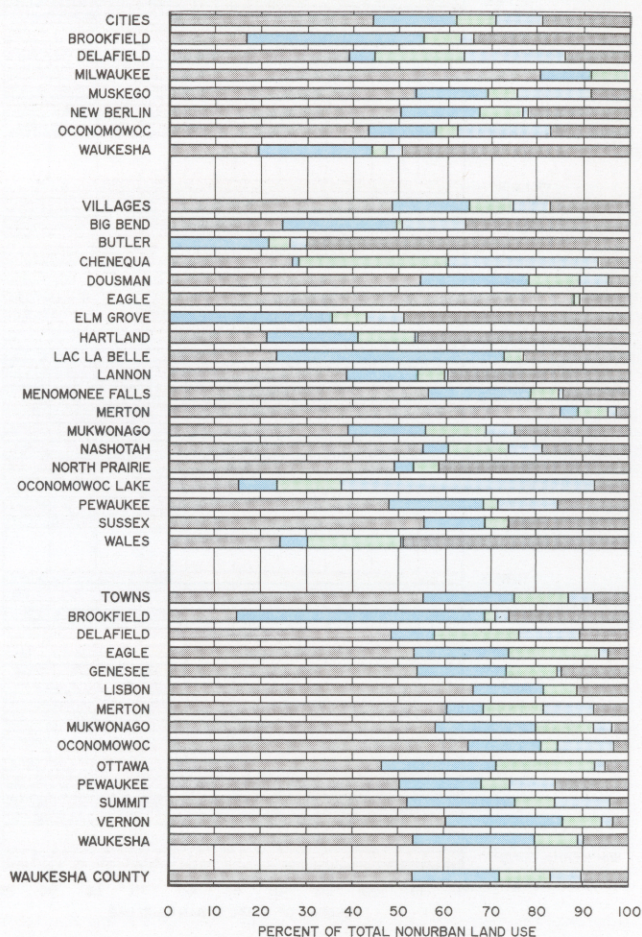
doubled, increasing by about 30,800 acres, from 30,400 acres in 1963 to 61,200 acres in 1990 (see Table 45). The residential land base increased by about 7,200 acres, or 24 percent, between 1963 and 1970; by about 16,000 acres, or 43 percent, between 1970 and 1980; and by about 7,500 acres, or 14 percent, between 1980 and 1990. As shown on Map 34, some of the incremental residential development occurred in and around existing urban centers; however, much of the new development occurred as scattered, isolated residential enclaves in rural areas. About 75 percent of the incremental residential land in the County between 1963 and 1990 was in the form of low- or suburban-density development.

Residential Building Permit Authorizations

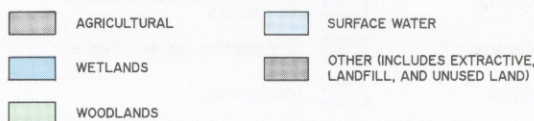
The record of building permit authorizations within Waukesha County provides further evidence of the

Figure 38

RELATIVE COMPOSITION OF NONURBAN LAND USES IN WAUKESHA COUNTY BY CIVIL DIVISION: 1990



LEGEND



Source: SEWRPC.

residential development activity in the County since 1960. From 1960 through 1994, a total of about 78,800 dwelling units were authorized for construction through building permits issued by local units of government in the County. As indicated in Table 46, of the 78,800 dwelling units authorized by building permits, about 53,650, or 68 percent, were for single-family units; about 4,200, or 5 percent, were for two-family units; and about 20,950, or 27 percent, were for multi-family units. As shown in Figure 39, building permit authorizations over the past two decades peaked at about 4,200 units in

Table 44

**RESIDENTIAL LAND USE IN WAUKESHA
COUNTY BY DENSITY CATEGORY: 1990**

Residential Land Use Category	Acres	Percent of Total
Suburban-Density (0.2 to 0.6 dwelling units per net residential acre)	4,702	7.7
Low-Density (0.7 to 2.2 dwelling units per net residential acre)	42,681	69.7
Medium-Density (2.2 to 6.9 dwelling units per net residential acre)	13,426	21.9
High-Density (7.0 to 17.9 dwelling units per net residential acre)	416	0.7
Total	61,225	100.0

Source: SEWRPC.

1977 and declined to a level under 500 units in 1982, clearly showing the effect of the severe economic recession during that time, then increased significantly to a level of about 3,400 units in 1989. Since 1989, the level of building permit authorizations has remained relatively stable, ranging from about 2,600 units authorized in 1991 to about 3,310 units authorized in 1994.

Residential Platting Activity

Residential land subdivision records also provide an indication of the trends in residential development over the past thirty years, including the extent to which platted residential lots were provided with public sanitary sewer service. From 1960 through 1994, a total of about 43,900 residential lots were platted in Waukesha County. As indicated in Table 47, about 28,900 of the 43,900 platted residential lots, or about 66 percent, were provided with public sanitary sewer service; 15,000, or about 34 percent, were unsewered. As shown in Figure 40, residential platting activity over the past three decades peaked at about 2,900 lots created in 1977 and declined to a level under 100 lots in 1982, again, showing the effect of the severe economic recession during that time, then increased significantly to a level of about 1,700 lots in 1988. Since 1988, the level of new residential lots platted each year has remained relatively stable, ranging from about 1,150 lots created in 1989 to about 2,000 lots created in 1993.

Map 35 provides insight into the location of recent residential development activity in the County. Shown on this map is the location of lands which were subdivided (platted) for residential development or for which preliminary residential subdivi-

Table 45

**RESIDENTIAL LAND USE IN WAUKESHA
COUNTY: 1963, 1970, 1980, AND 1990**

Year	Acres	Change from Preceding Year	
		Acres	Percent
1963	30,439	--	--
1970	37,665	7,226	23.7
1980	53,702	16,037	42.6
1990	61,225	7,523	14.0

NOTE: Includes related off-street parking areas of more than 10 spaces.

Source: SEWRPC.

sion plats were prepared from 1990 through 1994. Also shown on this map is the location of multi-family housing projects which received approval under Chapter ILHR 82 of the Wisconsin Administrative Code for connection to public sanitary sewerage systems from 1990 through 1994.²

COMMERCIAL LAND USE

In 1990, commercial land use, including land devoted to retail and service activities and related off-street parking, totaled about 3,800 acres, or about 4 percent of all urban land use and 1 percent of the total area of the County. Commercial buildings and related yards encompassed about 2,200 acres; related off-street parking encompassed about 1,600 acres (see Table 48).

Over the past approximately three decades, the area of the County devoted to commercial land use more than tripled, increasing by about 2,600 acres, from about 1,200 acres in 1963 to the 1990 level of 3,800 acres. The commercial land acreage increased by about 94 acres per year between 1963 and 1970, by about 92 acres per year between 1970 and 1980, and by about 107 acres per year between 1980 and 1990.

²Under Chapter ILHR 82 of the Wisconsin Administrative Code, plans proposing the installation of a private intercept or main sewer or a building sewer for new construction must be accompanied by a letter from the appropriate designated planning agency indicating conformance with the approved areawide water quality management plan.